131.0	0003	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,723,800 /	1,723,800
					USE VALUE:	1,723,800 /	1,723,800
					ASSESSED:	1,723,800 /	1,723,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFNER MARC & BRANDEE
Owner 2:	
Owner 3:	
Street 1:	96 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMYKE PAUL E -
Owner 2:	-
Street 1:	96 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,490 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1896, having primarily Clapboard Exterior and 4143 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14490.000	940,200	14,400	769,200	1,723,800
Total Card	0.333	940,200	14,400	769,200	1,723,800
Total Parcel	0.333	940,200	14,400	769,200	1,723,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.13 | /Parcel: 416.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84562
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	940,200	14400	14,490.	769,200	1,723,800	1,723,800	Year End Roll	12/18/2019
2019	101	FV	692,500	14400	14,490.	812,000	1,518,900	1,518,900	Year End Roll	1/3/2019
2018	101	FV	692,500	14400	14,490.	598,300	1,305,200	1,305,200	Year End Roll	12/20/2017
2017	101	FV	692,500	14400	14,490.	572,600	1,279,500	1,279,500	Year End Roll	1/3/2017
2016	101	FV	692,500	14400	14,490.	529,900	1,236,800	1,236,800	Year End	1/4/2016
2015	101	FV	645,800	14400	14,490.	444,400	1,104,600	1,104,600	Year End Roll	12/11/2014
2014	101	FV	645,800	14400	14,490.	434,200	1,094,400	1,094,400	Year End Roll	12/16/2013
2013	101	FV	645,800	14400	14,490.	413,700	1,073,900	1,073,900		12/13/2012

!10266!

PRINT

Date	Time
12/11/20	00:35:40

LAST REV

Date	Time
07/23/19	08:29:18
danam	
10266	

USER DEFINED

Prior Id # 1:	84562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMYKE PAUL E,	65373-515		5/15/2015		1,425,000	No	No		
SMYKE PAUL E,	64543-541		11/21/2014	Estate/Div	99	No	No		
SCHAEFER DIANNE	40718-235		9/2/2003		1,110,111	No	No		
SCHAEFER RAYMON	27614-129		8/27/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018	598	Inter Fi	149,300					reno kitch mudrm &
6/15/2017	691	Re-Roof	26,850	C				
4/6/2010	260	Re-Roof	13,850					INSTALL RUBBER ROO
7/24/2007	614	Re-Roof	12,600	C				install epdm roof

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2019	Permit Visit	DGM	D Mann
11/10/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Inspected	189	PATRIOT
2/12/2009	Entry Denied	336	PATRIOT
6/24/2004	Info By Phon	BR	B Rossignol
3/18/2004	MLS	HC	Helen Chinal
5/1/2000	Inspected	276	PATRIOT
11/8/1999	Measured	243	PATRIOT
8/18/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14490		Sq. Ft.	Site		0	90.	0.59	10									769,236						769,200	

Total AC/HA: 0.33264 | Total SF/SM: 14490 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 769,236 | Spl Credit | Total: 769,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1896	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95373154
Const Adj.:	0.99989998
Adj $ / SQ:	123.973
Other Features:	160000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	985487
Depreciation:	45332
Depreciated Total:	940154

COMMENTS

BSM SINK 2 NON WORKING FIREPLACES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	2	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

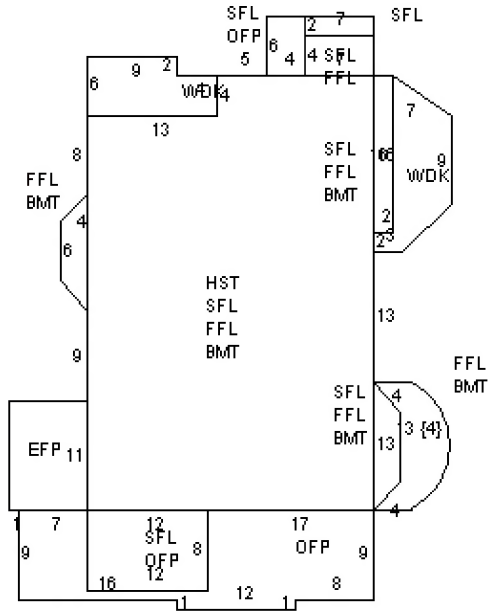
No Unit	RMS	BRS	FL
1	14	6	
Totals			
1	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.00
Special Features:	0	Val/Su Net:	173.05
Final Total:	940200	Val/Su SzAd	271.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,446	123.970	179,265
FFL	First Floor	1,399	123.970	173,438
BMT	Basement	1,371	52.350	71,768
HST	Half Story	612	123.970	75,871
OFP	Open Porch	360	21.080	7,589
WDK	Deck	157	12.370	1,942
EFP	Enclos Porch	88	58.160	5,118
	Net Sketched Area:	5,433	Total:	514,991
Size Ad	3457	Gross Are	6045	FinArea 4143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	26X32	G	GD	1910	24.76	T	30	101			14,400			14,400

More:	N	Total Yard Items:	14,400	Total Special Featues:		Total:	14,400